

44-163

AK 6996 PG 175

WARRANTY DEED

023108

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that I, Thomas J. Nale, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Gregg Perkins, Richard Goodhue, and Mark McDonough, all of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey my 50% ownership in the following described premises to the said Gregg Perkins, Richard Goodhue, and Mark McDonough, their heirs and assigns forever, being a certain parcel of land situated in Waterville, Kennebec County, State of Maine, said parcel being a corner lot bounded southwesterly by the northeasterly right of way line of Western Avenue, so-called, and bounded southeasterly by the northwesterly right of way line of Silver Street, so-called, and more particularly bounded and described as follows:

Beginning at an iron pin set in the northwesterly right of way line of said Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard to Bernard McCaslin, et al. by deed recorded in Kennebec County Registry of Deeds, Book 3009, Page 176; thence S 58° 56' 38" W along the northwesterly right of way line of said Silver Street a distance of 124.56 feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Western Avenue; thence N 28° 18' 58" W along the northeasterly right of way line of said Western Avenue a distance of 120 feet to an iron pin; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 49' 47" E along the southwesterly line of land of Bernard L. McCaslin, et al., a distance of 138.77 feet to the iron pin at the point of beginning.

Excepting and reserving to Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard, their heirs and assigns forever the exclusive right to use and occupy the following described portion of the above parcel: Beginning at the northwesterly corner of the premises above conveyed; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 29' 47" E a distance of 48.32 feet to an iron pin; thence S 57° 4' 48" W following the center line of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence N 28° 18' 58" W a distance of 33.68 feet to the iron pin at the point of beginning.

Normal maintenance and repair of said retaining wall shall be the equal responsibility of the parties hereto, their successors, personal representatives and assigns.

Meaning and intending to convey the same premises conveyed by Thomas J. Nale to Thomas J. Nale, Gregg Perkins, Richard Goodhue, Francis Rodrigue, and Mark McDonough described in a deed dated December 10, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5814, Page 233.

M. J. B. S. @

44-163


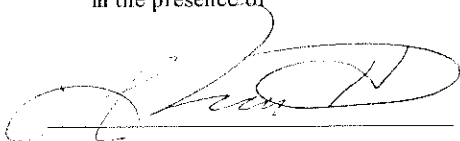
RK 6996 PG 176

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Gregg Perkins, Richard Goodhue, and Mark McDonough, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, their heirs and assigns that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Gregg Perkins, Richard Goodhue, and Mark McDonough, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Thomas J. Nale, joining in this deed as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18 day of July, 2002.

Signed, Sealed and Delivered
in the presence of



Thomas J. Nale

State of Maine
Kennebec, ss

July 18, 2002

Then personally appeared the above-named Thomas J. Nale and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

L. PATRICIA HEARD
Notary Public - State of Maine
My Comm. Exp. 12-5-2007

RECEIVED KENNEBEC SS.
2002 JUL 29 AM 9:00

ATTEST: 
REGISTER OF DEEDS